



City of Carmel

MINUTES

Carmel Board of Zoning Appeals

Hearing Officer

Monday, September 27, 2010

5:30 pm

Caucus Rooms

Present: Earlene Plavchak, Hearing Officer
Connie Tingley, Recording Secretary

Staff members in attendance: Angie Conn, Planning Administrator
Rachel Boone, Planning Administrator

Legal Counsel: John Molitor

Public Hearing:

1d. Village Green Model Home

The applicant seeks the following development standards variance approval:

Docket No. 10080019 V Section 25.16.02 Continuation of model home permit

The site is located at 795 Greenford Trail North on .09 acre and is zoned PUD/Planned Unit Development. Filed by Dawn Barnett of Drees Homes.

Present for Petitioner:

Dawn Barnett, Drees Homes

- Building 48 units; including model
- 27 currently owner occupied
- 6 spec homes with 5 under construction
- 9 units still to be constructed
- Opened August 2007
- Extension needed to sell 16 remaining homes
 - Anticipate 1 to 1½ years to sell remaining units
 - Selling for approximately \$334,000, which is more than most townhomes in Carmel
- Sales slowed with economy, however more units sold this year than previous years
- Would like to extend until remaining townhomes are sold

Public Hearing closed

Department Report:

Angie Conn

- Agree with Petitioner's points
- Recommend approval with 2 to 2½ year time limit

Department recommended positive consideration

Discussion:

- Time limit of 18 to 24 months and revisit
- Two under construction with two more to construct
- 18 to 24 months doable time frame

Action: Mrs. Plavchak APPROVED Docket No. 10080019 V, Village Green Model Home for continuation of model home permit for two year extension.

2d. Legacy Towns & Flats – Signage

The applicant seeks the following development standards variance approvals:

Docket No. 10090002V Ch. 25.07.03-02 e) Sign located in street Right-of-Way

Docket No. 10090003V Ch. 25.07.03-02 h) Illuminated temporary sign

The site is located at the intersection of Community Drive and E 146th St. in the Legacy development. It is zoned PUD. Filed by Jon Dobosiewicz on behalf of The J.C. Hart Company.

Present for Petitioner:

Jon Dobosiewicz and Charles Frankenberger, Nelson & Frankenberger; Todd May, Vice President and Director of Development, J.C. Hart Company

- Located within landscape median of Community Drive
 - South of and adjacent to 146th Street and east of River Road
- Aerial view shown of sign location
- Permanent sign would be allowed to be illuminated
- Community Drive dedicated public right-of-way
- Sign permissible if private right-of-way
- Will need Board of Public Works approval through Engineering Department
- Two entry monuments will be constructed when area along 146th Street is developed

Discussion:

- Site lighting along Community Drive has not been installed; making lighting necessary
- Internally illuminated lettering
- Will be replaced with permanent sign when area developed

Public Hearing closed

Department Report:

Rachel Boone

- Lighting needed
- Sign matches signs on building
- Temporary signage will need approval each year
- Removed when permanent sign installed

Department recommended positive consideration

Action: Mrs. Plavchak APPROVED Docket Nos. 10090002 V and 10090003 V, Legacy Towns & Flats signage for sign located in the street right-of-way and illuminated temporary sign.

Adjournment:

The Hearing Officer adjourned the meeting at 5:45 PM.

Approved this 27 day of Sept. 2010.

Earlene Plavchak

Hearing Officer – Earlene Plavchak

Connie Tingley

Secretary – Connie Tingley